



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
GLORIA MOLINA  
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Fifth District

October 14, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

22 October 14, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:  
FORT MOORE PIONEER MONUMENT REFURBISHMENT PROJECT  
ESTABLISH CAPITAL PROJECT AND APPROVE PROJECT BUDGET  
SPECS. 7921; CAPITAL PROJECT NO. 87230  
FIRST DISTRICT  
(3 VOTES)**

### SUBJECT

The recommended actions will find the proposed Fort Moore Pioneer Monument Refurbishment Project exempt from the California Environmental Quality Act, establish the capital project and approve the Project budget, and authorize the Department of Public Works to deliver the Project using a Board-approved Job Order Contract.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Fort Moore Pioneer Monument Refurbishment Project is categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed Project.
2. Establish the Fort Moore Pioneer Monument Refurbishment Project, Capital Project No. 87230, and approve the total Project budget of \$4,100,000.
3. Authorize the Department of Public Works, or her designee, to deliver the proposed Project using a Board-approved Job Order Contract.

4. Authorize the Chief Executive Officer to take other actions consistent with implementation of these approvals.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will renovate the Fort Moore Pioneer Monument (Monument) and restore the County's public art piece in the City of Los Angeles that portrays a historic event that occurred at the actual site of the work. The Monument commemorates the site where a 19th century adobe fort once stood.

The Monument was commissioned by the County of Los Angeles, City of Los Angeles, Los Angeles Board of Education, and Los Angeles Department of Water and Power, and was dedicated in 1957. The Monument is located on County property at 501 North Hill Street in the City of Los Angeles. The Monument sits on top of the hill where Fort Moore was constructed in the mid-1800s, during the Mexican-American War, by the Mormon Battalion for American troops after the occupation of Los Angeles.

The most prominent feature of the Monument is a large terra cotta memorial wall panel that depicts various themes in the historical development of Los Angeles, including the ceremonial flag being raised over Fort Moore by United States soldiers in 1847, the agricultural and spiritual foundation of the region, the transportation that shaped the City at the end of the 19th century, and the crucial role that water and electricity play in a large modern city. The Monument also includes an 80-foot-long waterfall that has been out of commission since the 1977 drought; a 237-foot-long brick facade wall, which serves as a backdrop for a 68-foot-high free-standing pylon with an American eagle relief; and a low terra cotta inscription wall that depicts, in narrative form, the 1,100 mile march of the Mormon Battalion from Council Bluffs, Iowa to Los Angeles during the Mexican-American War.

Due to the decommissioning of the waterfall in 1977, visitors no longer tour the site, which has led to the increase in graffiti, homeless encampments, vandalism, burglary of the mechanical rooms, and theft of plumbing and electrical material at the site.

The proposed Fort Moore Pioneer Monument Refurbishment Project (Project) will consist of repair, reconstruction, and restoration of the Monument in accordance with historical preservation standards, including upgrading the electrical service; replacing the pump, mechanical equipment and plumbing; repairing the ceramic tile and upper/lower pool reservoirs for the waterfall fountain; repairing and restoring the terra cotta and brick facade wall panels and pylon; upgrading the security and decorative lighting; repairing and replacing the handrails, guardrails, walkways, and stairs; installing security fencing to prevent public access to restricted areas of the Monument; and providing disabled access from the sidewalk area on Hill Street to the Monument. Also, a total of 20 trees, of which all are in poor health, located at the upper landscaped area will be removed due to the negative impact of the tree roots on the wall panels and stairs. Up to five new trees will be planted at the upper landscape area as part of the proposed Project.

The proposed Project will be administered by Department of Public Works (Public Works) in conjunction with the Arts Commission. Public Works will utilize one of its Board-approved as-needed consultants for design, and a Board-approved Job Order Contract (JOC) for construction of the improvements. The Arts Commission will retain the services of an art conservation firm to perform a conservation assessment of the Monument, and to assist with the design and implementation of the repair and restoration work in accordance with historical preservation standards.

## Green Building/Sustainable Design Program

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program to the extent feasible by incorporating sustainable design features to optimize energy and water use efficiency.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Service Delivery (Goal 3). These recommendations support the Strategic Plan by investing in public infrastructure that will enhance cultural opportunities for County residents.

### **FISCAL IMPACT/FINANCING**

The total Project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$4,100,000. The Project Schedule and Budget Summary are included in the Attachment.

The proposed Project is funded with prior year net County cost. A funding allocation and appropriation for the Project was approved by the Board on June 23, 2014.

#### Operating Budget Impact

Following completion of the proposed Project, Internal Services Department will work with the Chief Executive Office to determine the appropriate level of associated maintenance and operational costs and will request funding as required.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Arts Policy adopted on December 7, 2004, and amended on December 15, 2009, the Project includes 1 percent of the design and construction costs to be allocated to the Civic Arts Fund. These funds will be integrated into the proposed Project as a whole and used to perform a conservation assessment of the Monument and to assist with the design and implementation of the repair and restoration work.

The Arts Commission will retain the services of Williams Art Conservation to perform the conservation assessment of the Monument to assist with the design and implementation of the repair and restoration work.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from California Environmental Quality Act (CEQA). The proposed Project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(a), (b), and (d), 15302(c), and 15331 of the CEQA Guidelines, and Classes 1(c), (e), (l), and (m), and 2(e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves repair and restoration of the historic Monument in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995). The

proposed Project involves negligible or no expansion of existing use and the replacement structures will have the same purpose and capacity as the structures replaced. Additionally, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable and the work will not cause a substantial adverse change in the significance of a historical resource based on the Project records.

Upon the Board's approval of the proposed Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

### **CONTRACTING PROCESS**

Public Works will utilize an as-needed consultant for design and a JOC for construction of the improvements.

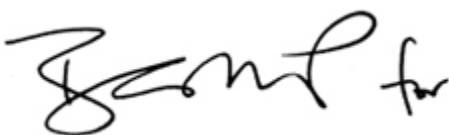
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current services or projects. The Monument will be closed to the public during construction of the improvements.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; the Internal Services Department; and the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "W. Fujioka", followed by a small "for" in a cursive script.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:SHK:DJT  
SW:CF:rp

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Internal Services  
Public Works

October 14, 2014

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
FORT MOORE PIONEER MONUMENT REFURBISHMENT PROJECT  
ESTABLISH CAPITAL PROJECT AND APPROVE PROJECT BUDGET  
SPECS. 7921; CAPITAL PROJECT NO. 87230**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	02/20/15
Jurisdictional Approvals	04/30/15
Construction Start	06/15/15
Substantial Completion	02/29/16
Project Acceptance	04/29/16

## II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	2,560,000
Change Orders	386,000
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Group Fees)	50,000
Telecomm Equip – Affixed to Building	0
Civic Art (Art Conservator Restoration work)	79,000
Other: Utility Connections	20,000
Subtotal	\$3,095,000
Programming/Development	\$ 0
Plans and Specifications	\$ 329,420
Consultant Services	
Site Planning (Conservation Assessment)	\$ 41,000
Hazardous Materials	10,000
Geotech/Soils Report and Soils Testing	6,080
Material Testing	40,000
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Subtotal	\$ 97,080
Miscellaneous Expenditures	\$ 3,000
Jurisdictional Review/Plan Check/Permit	\$ 59,000
County Services	
Code Compliance and Quality Control Inspection	\$ 110,000
Design Review	0
Design Services	12,000
Contract Administration	47,000
Project Management	240,000
Project Management Support Services	0
Consultant Contract Recovery	16,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	63,500
ISD Countywide Contract Compliance	23,000
County Counsel	0
Sheriff Job Order Contract Management	0
Other: Construction Division	0
Other: Survey/Mapping and Property Management Division	5,000
Other: Land Development	0
Subtotal	\$ 516,500
<b>TOTAL</b>	<b>\$4,100,000</b>